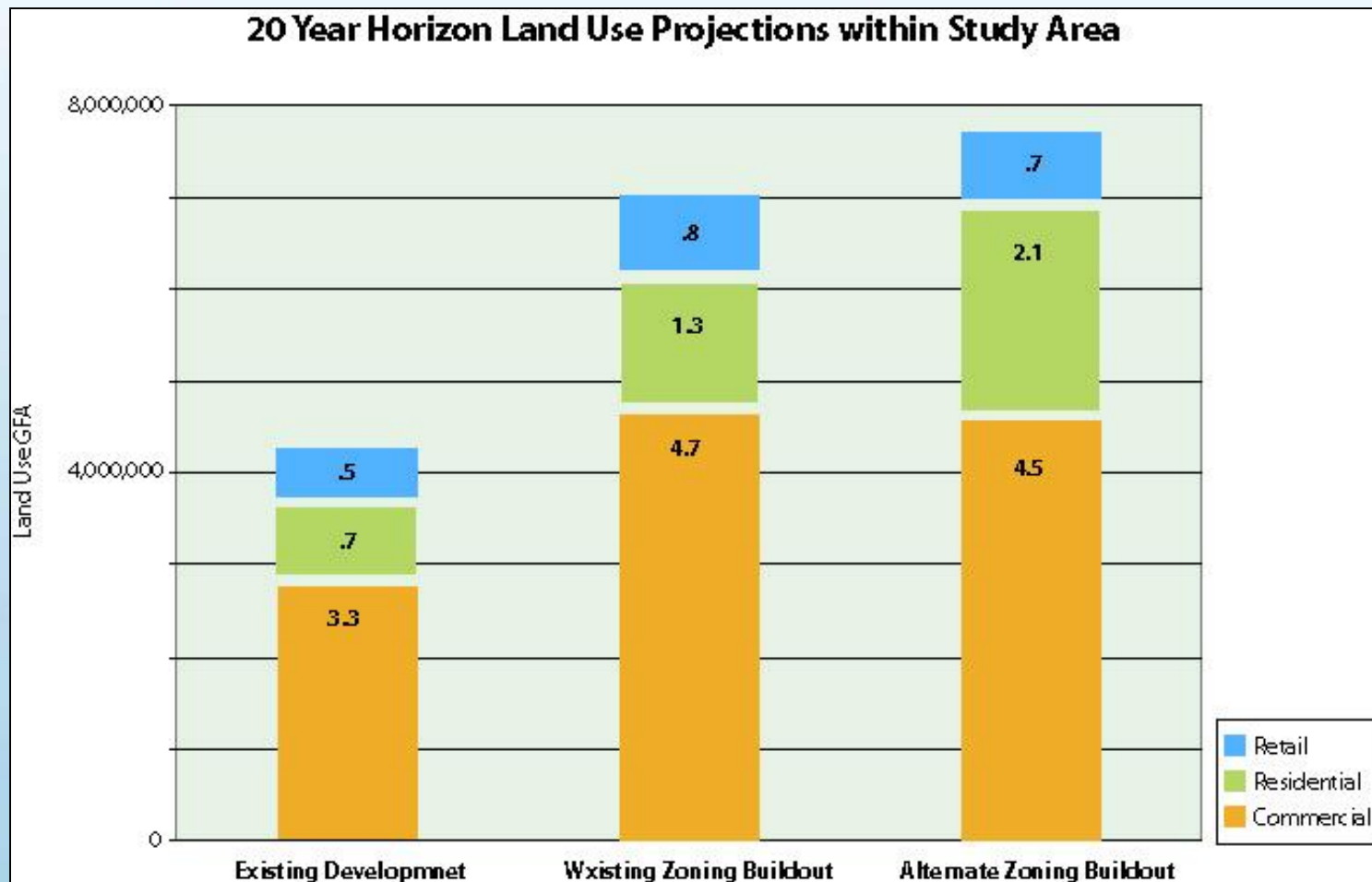
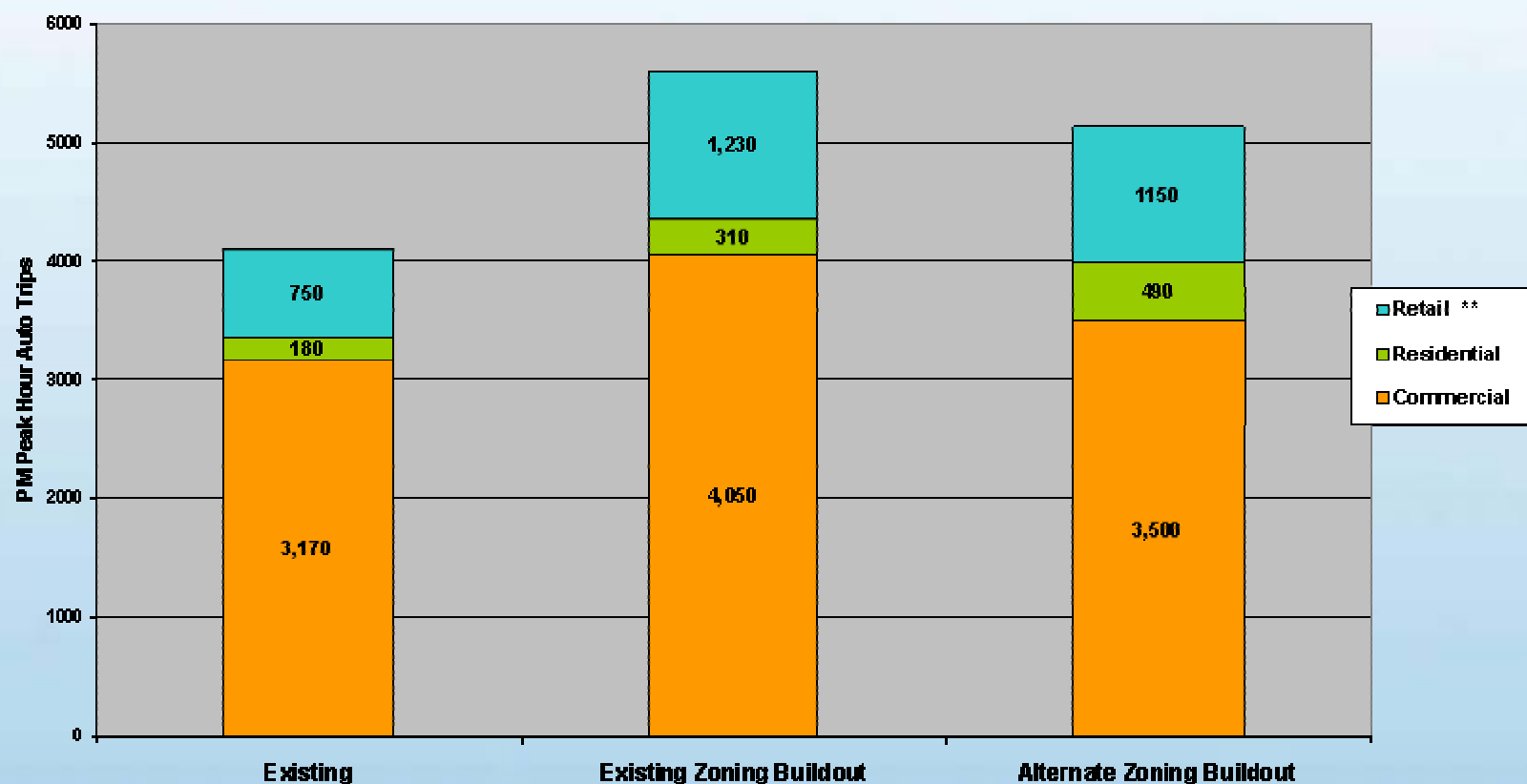


20-year horizon: Land-use projections within study area



20-year horizon: Auto-trip-generation projections within study area (PM peak)



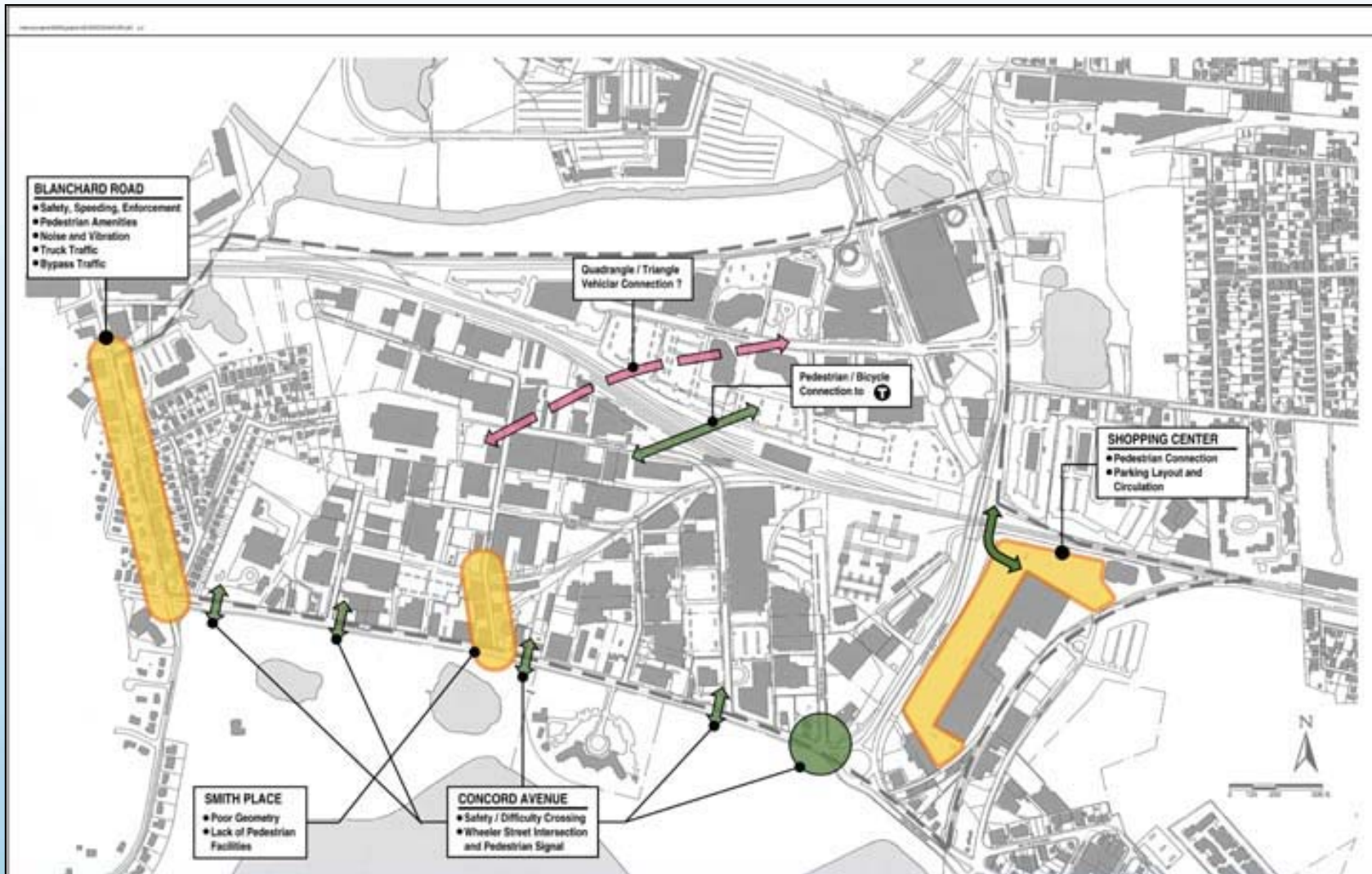
*** Fresh Pond Shopping Center trips do not include pass-by trips.*

20-year horizon: Auto-trip-generation projections within study area—increase over existing development (PM peak)



***** Fresh Pond Shopping Center trips do not include pass-by trips.***

Transportation issues



Transportation recommendations

A. SAFETY IMPROVEMENTS

Objective:

Enhance safety for all modes throughout the Study Area

Strategies:

- ***Blanchard Road***
 - Address speeding, particularly during off peak hours
 - Improve pedestrian facilities
- ***Concord Avenue***
 - Improve safety for pedestrians at crosswalks
 - Improve operations at intersections
- ***Rindge Avenue/Alewife Brook Parkway Crossing***
 - Improve pedestrian crossings at intersection
 - Improve walkway conditions along Parkway
- ***Redesign roadway adjacent to Alewife T Station***
 - Enhance conditions for pedestrians and bikes
 - Clarify traffic lane configuration
 - Reduce speeds
 - Enhance crossing from T to Minuteman Bikeway

Transportation recommendations

B. REDUCE NEW AUTO TRIPS

Objective

Achieve a significant reduction in new auto trip generation from development within the study area

- **Strategies**

Implement transportation demand management (TDM) measures or infrastructure projects that support alternatives to driving

Infrastructure projects to enhance non-auto mobility

C. ENHANCE ACCESS TO SITES WITHIN STUDY AREA

Objective

Ensure that transportation infrastructure supports auto and non-auto access needs of development areas

Strategies

Create new roadways and improve existing roadways

Improve pedestrian access to Fresh Pond Shopping Center

Transportation recommendations

D. REDUCE DISTURBANCE, NOISE AND VIBRATION

Objective

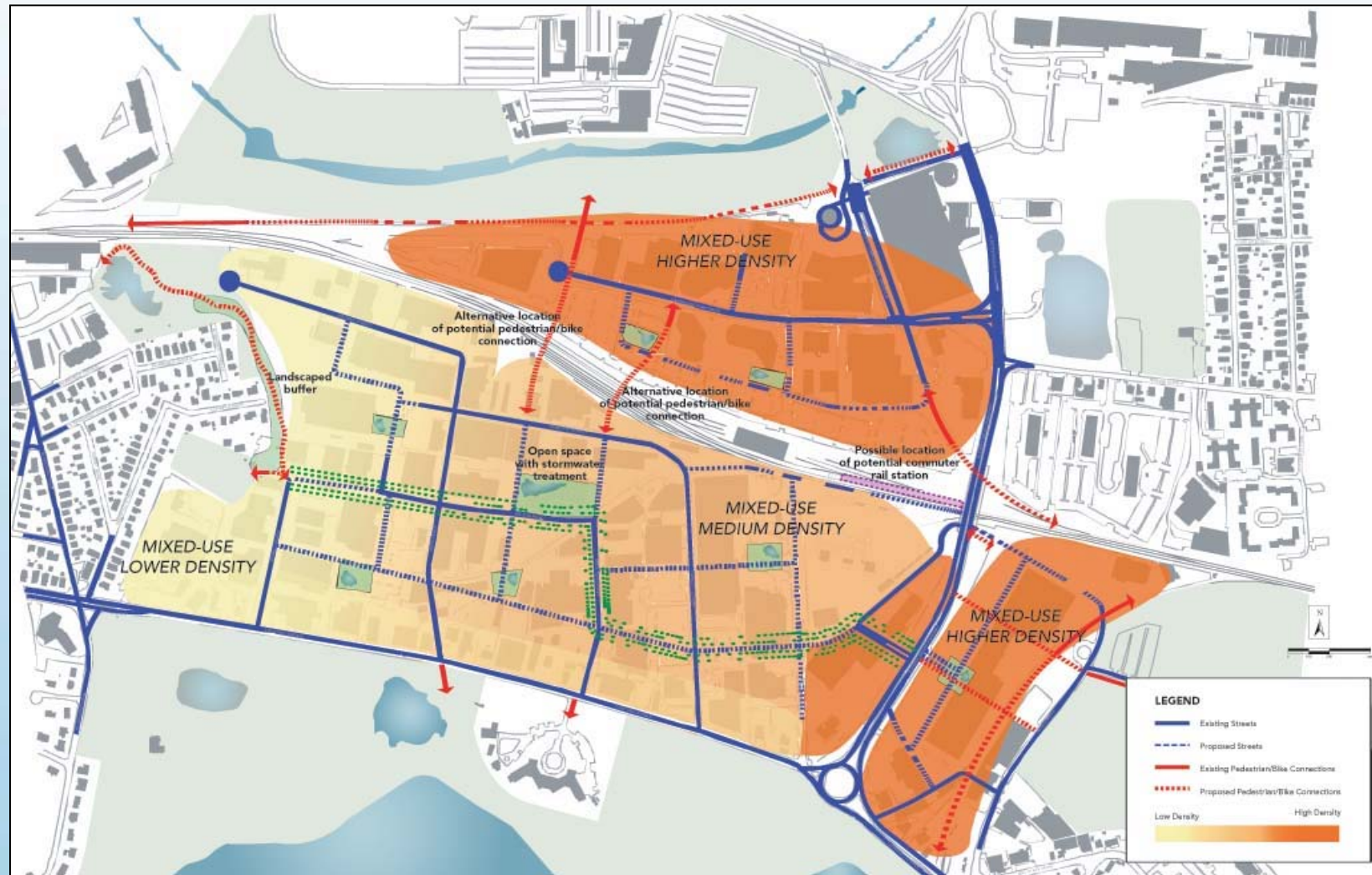
Reduce noise and vibration associated with large vehicles adjacent to Highlands

Strategy

Improve the condition of Blanchard Road

Review enforcement mechanisms, limitations and potential improvements

6. PLANNING FRAMEWORK



7. RECOMMENDATIONS: OVERALL ZONING GOALS

- Link future development to stormwater, open space, and transportation objectives.
- Create incentives for cooperation among property owners to meet Committee objectives around improved public and private realm.

B. New Area Recommendations

A. Strategic Center (Map Box A)

Development	Existing Zoning	Proposed Zoning	Key Features	Notes
Shopping Center	Commercial 1.0	Commercial 1.0	Shopping center, parking, transit access	Link to transit and open space
Office	Commercial 1.0	Commercial 1.0	Office buildings, parking, transit access	Link to transit and open space
Residential	Residential 1.0	Residential 1.0	Single-family homes, townhomes	Link to transit and open space

C. Downtown Core (Map Box B)

Development	Existing Zoning	Proposed Zoning	Key Features	Notes
Office	Commercial 1.0	Commercial 1.0	Office buildings, parking, transit access	Link to transit and open space
Residential	Residential 1.0	Residential 1.0	Single-family homes, townhomes	Link to transit and open space

D. New Area Recommendations

C. Downtown Core (Map Box C)

Development	Existing Zoning	Proposed Zoning	Key Features	Notes
Office	Commercial 1.0	Commercial 1.0	Office buildings, parking, transit access	Link to transit and open space
Residential	Residential 1.0	Residential 1.0	Single-family homes, townhomes	Link to transit and open space

E. New Area Recommendations

D. Downtown Core (Map Box D)

Development	Existing Zoning	Proposed Zoning	Key Features	Notes
Office	Commercial 1.0	Commercial 1.0	Office buildings, parking, transit access	Link to transit and open space
Residential	Residential 1.0	Residential 1.0	Single-family homes, townhomes	Link to transit and open space

Proposed overall zoning strategies

- Establish base zoning.
- Allow increased FAR and heights via Special Permits that support design guidelines, low impact development, contribution to a Concord-Alewife Improvement Fund, and overall consistency with the Plan.
- Allow Transfer of Development Rights.
- Support shared infrastructure.

Cambridge Highlands:

Core planning goals

- Maintain neighborhood character and encourage compatible development.
- Improve the pedestrian environment on Blanchard Road.
- Connect existing open spaces and create a green buffer.
- Create pedestrian, not auto, connections.

